

2017 PAGE COUNTY ANNUAL REPORT



PAGE COUNTY, VIRGINIA

Planning & Community Development Department

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PAGE COUNTY BOARD OF SUPERVISORS

(As of December 31, 2017)

Johnny Woodward, Chairman, At Large

Term expires: December 31, 2017

D. Keith Guzy Jr., District 1

Term expires: December 31, 2017

David Wiatrowski, District 2

Term expires: December 31, 2019

Mark Stroupe, District 3

Term expires: December 31, 2019

Larry Foltz, District 4

Term expires: December 31, 2019

Dorothy Pendley, District 5

Term expires: December 31, 2017

The Page County Board of Supervisors meets on the 1st and 3rd Tuesday of every month.

COUNTY ADMINISTRATION DEPARTMENT

Amity Moler

County Administrator

Regina Miller

Assistant County Administrator

Janeena Zalipski

Office Aide

PAGE COUNTY PLANNING COMMISSION

(As of December 31, 2017)

Jonathan Comer, Chairman, District 5

Term expires: January 11, 2021

Keith Weakley, Vice Chairman, District 3

Term expires: January 11, 2018

Jamie Holsinger, Secretary, District

Term expires: January 11, 2018

Bernie Miller, District 1

Term expires: January 11, 2021

Paul Otto, District 1

Term expires: January 14, 2020

Steve Atkins, District 2

Term expires: January 11, 2018

Donnie Middleton, District 2

Term expires: January 10, 2019

Jim Turner, District 3

Term expires: January 11, 2019

Jamie Holsinger, District 4

Term expires: January 11, 2018

Duane Painter, District 4

Term expires: January 11, 2019

Craig Lancto, District 5

Term expires: January 11 2019

STAFF

Tracy Clatterbuck

Clerk of the Planning Commission

Nathan Miller

Legal Counsel

The Page County Planning Commission meets on the 2nd and 4th Tuesday of every month.

PAGE COUNTY BOARD OF ZONING APPEALS

Philip Mims, District 1

Term expires: November 8, 2020

John Coleman, Chairman, District 2

Term expires: November 8, 2021

Kevin Moyer, District 3

Term expires: November 8, 2018

Danny Comer, District 4

Term expires: November 8, 2018

William J. Turner, District 5

Term expires: November 8, 2019

STAFF

Tracy Clatterbuck

Secretary to the Board of Zoning Appeals

The Page County Board of Zoning Appeals meets on the 3rd Tuesday of every month as needed.

PAGE COUNTY BUILDING CODE
BOARD OF APPEALS

(As of December 31, 2017)

William Bowles, Chairman, District 1

Term expires: December 31, 2017

Steve Cave, District 2

Term expires: December 31, 2019

Emmett Brooks, District 3

Term expires: December 31, 2019

Chester Knighting, District 4

Term expires: December 31, 2019

Ronald Comer, District 5

Term expires: December 31, 2021

STAFF

Donald Williams

Building Official

Kelly Butler

Secretary to the Building Code Board of Appeals

***The Page County Building Code Board of Appeals meets on an annual basis and
also when there is an application for appeal.***

PLANNING & COMMUNITY DEVELOPMENT
DEPARTMENT STAFF

Tracy Clatterbuck, CZA
Zoning Administrator

Kelly Butler
Senior Permit Technician

Michelle Long
Erosion & Sediment Administrator

Vacant
Permit Technician

Donald Williams, CBO
Building Official

James Campbell
Building Inspector

Liz Lewis
Economic Development/Tourism Coordinator



PURPOSE OF ANNUAL REPORT

As required in § 15.2-2221 of the Code of Virginia, the 2017 Page County Annual Report is compiled to provide the Page County Board of Supervisors, Administrative Agencies, and members of the community with information related to planning activities that occurred throughout the 2017 year.

This report has been prepared by Tracy Clatterbuck, Zoning Administrator. The information included in this report is collected based on record keeping data maintained throughout the year. All data has been collected to the best of ability.

VISION

The vision of Page County government is to be recognized as Virginia's hometown community where residents matter, visitors are welcomed and businesses are valued.

MISSION STATEMENT

To provide our citizens and businesses with a superior quality of life by delivering county services and programs in a fiscally prudent and responsible manner.



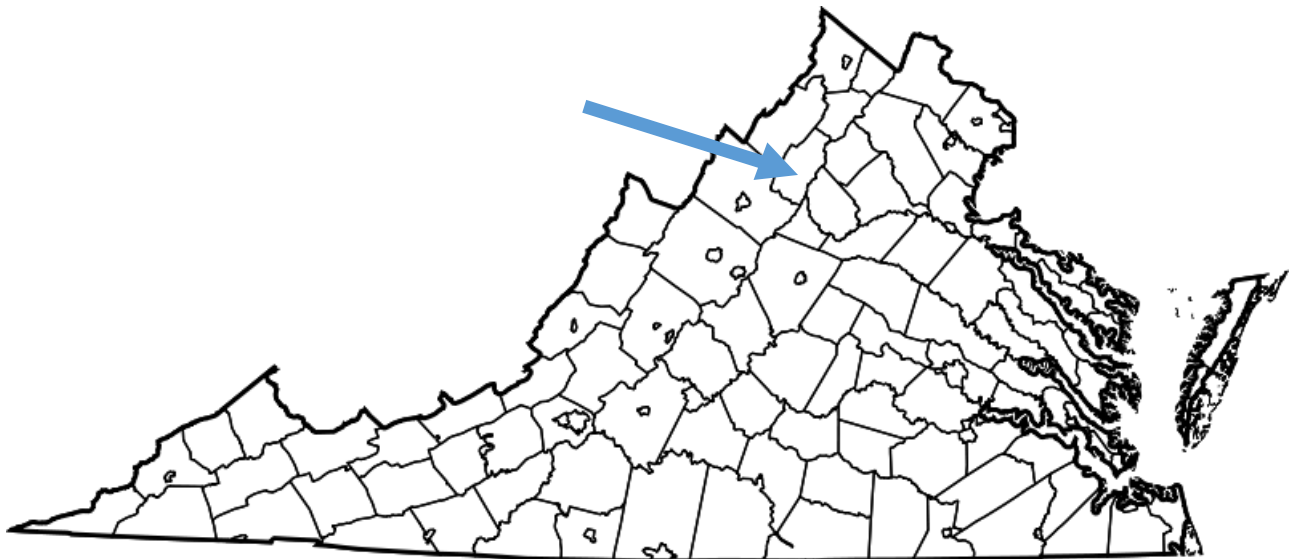
LOCATION

Page County is located in the Northern Shenandoah Valley of Virginia and is bordered by Warren County to the north, Rappahannock and Madison Counties to the east, Greene County to the southeast, Rockingham County to the south, and Shenandoah County to the west.

The county is predominately agricultural in nature, with the only type of urban uses occurring within the three towns located in the county which are: Luray, Stanley, and Shenandoah.

Page County's eastern and western boundaries are maintained by the federal government. On the eastern boundary is the Shenandoah National Park, which includes the infamous tourist attractions Skyline Drive and the Appalachian Trail. To the west, is the George Washington National Forest, which lies along the Massanutten Mountain Ridge. Federally maintained land accounts for about 1/3 of all the land in Page County.

Numerous attractions such as the Luray Caverns, Shenandoah River, National Park, and National Forest make Page County a popular destination for tourists. The nearest major city is Washington D.C., which is about 90 miles northeast.



Source: [Image:Map of Virginia highlighting Richmond County.svg](#)

VOTING DISTRICTS IN PAGE COUNTY

On the following page is a map of the voting districts in Page County. The voting districts are a common theme in the annual report, and often statistics are compiled by district.

District 1 takes in the northern portion of the County, and stretches slightly southwest of Luray.

The majority of the population for District 2 resides in the Town of Luray.

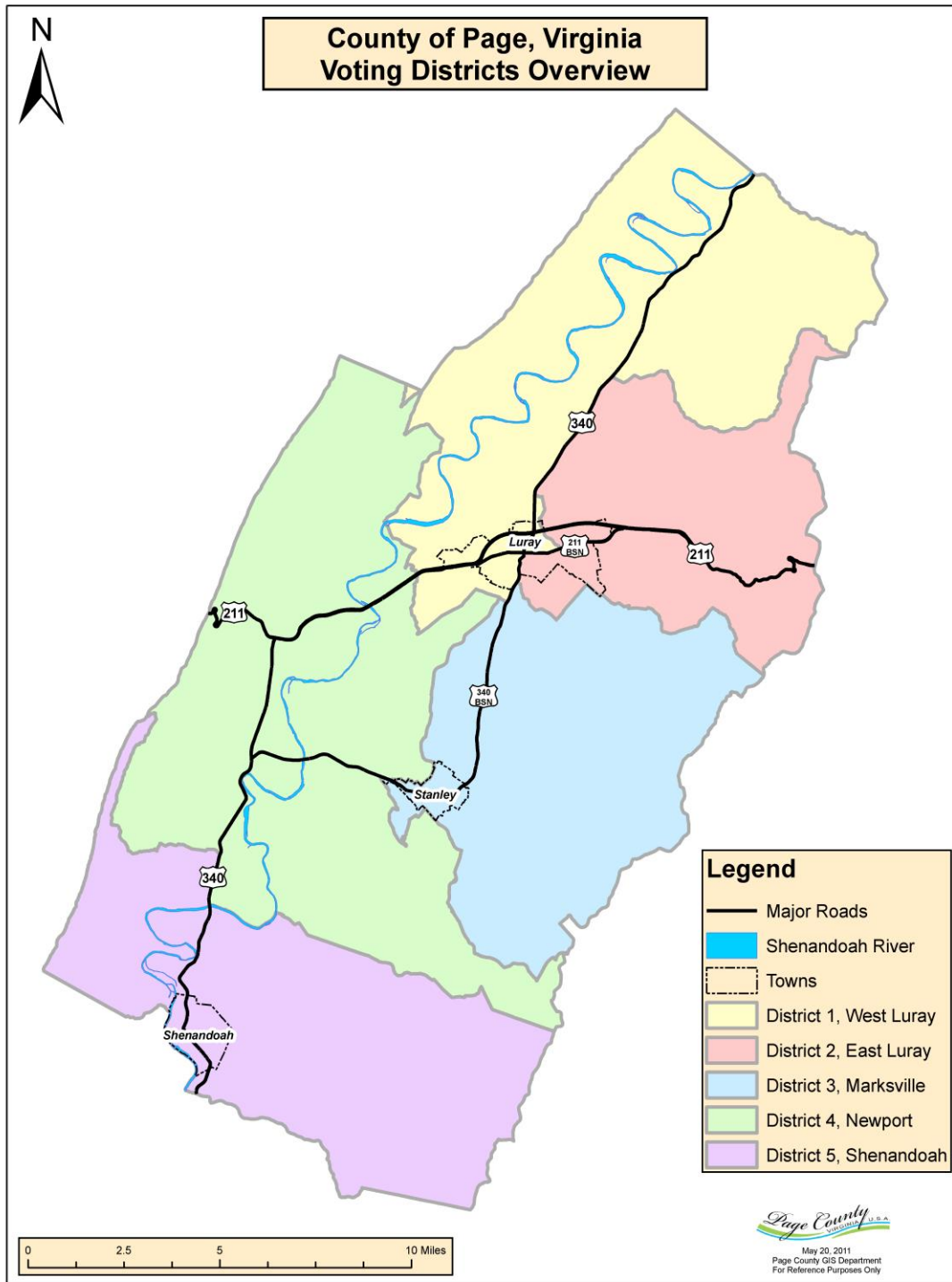
District 3 covers the eastern part of the County south of Luray and some portions of eastern Stanley.

District 4, like District 3, shares a portion of Stanley, but covers the majority of the western half of the county.

Finally, District 5 completes the districts, and is the southernmost district having the Town of Shenandoah as the major population-center.



VOTING DISTRICTS MAP



DEMOGRAPHICS

PAST POPULATION 1980-2010

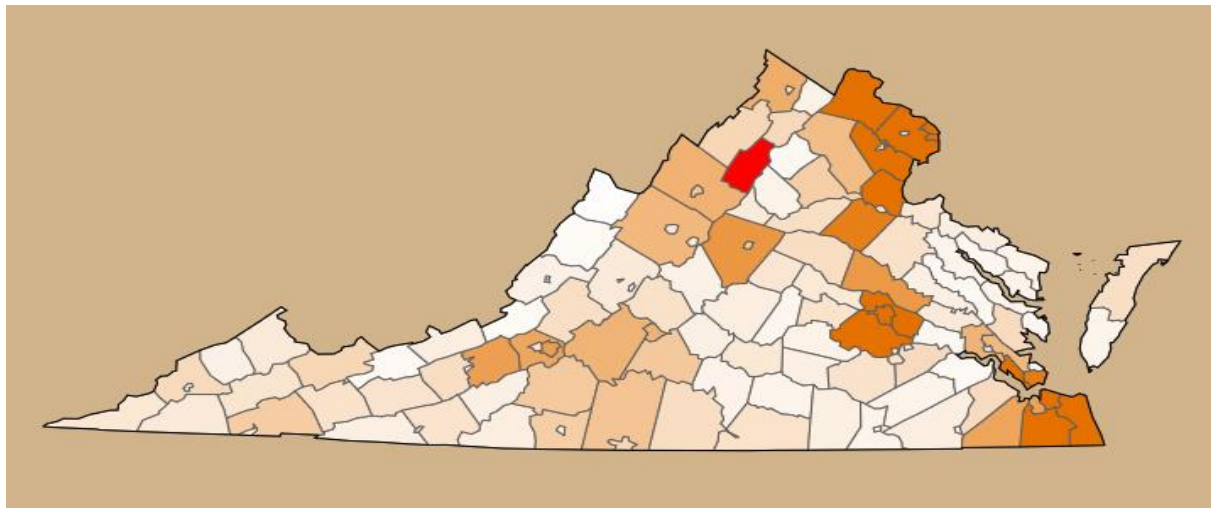
AREA	1980	1990	2000	2010
Unincorporated	12,752	13,704	15,102	15,085
Luray	3,584	4,587	4,871	4,895
Stanley	1,204	1,186	1,326	1,689
Shenandoah	1,861	2,213	1,878	2,373
County Total	19,401	21,690	23,177	24,042

Source: Weldon Cooper Center for Public Service

ESTIMATED POPULATION 2011-2016

AREA	2011	2012	2013	2014	2015	2016
Page County	15,228	15,315	15,195	15,218	14,897	14,788
Luray	4,878	4,869	4,860	4,850	4,828	4,816
Stanley	1,683	1,676	1,670	1,663	1,654	1,648
Shenandoah	2,366	2,355	2,354	2,352	2,340	2,334
County Total	24,155	24,215	24,079	24,083	23,719	23,586

Source: Weldon Cooper Center for Public Service



Cooper Center Projections for Page County:

2020 Population: 23,387

2030 Population: 23,583

2040 Population: 23,450

Source: Weldon Cooper Center for Public Service

<https://demographics.coopercenter.org/virginia-population-projections-interactive-map>

EMPLOYMENT BY INDUSTRY

The below chart provides data on employment according to the industries in which Page County residents work. It does not give the location where they are employed. A Page County resident could be employed in the manufacturing sector but working in Fairfax County. This data is important because existing industries or new industries moving into Page County are concerned about having an available workforce. New industries in Page County could attract county workers commuting elsewhere.

Between 2001 and 2014, several industries lost personnel; farm employment (7.1%), construction (12.6%), manufacturing (72.3%), retail trade (8.0%), information (33.3%), military (13.6%), and state government (54.0%). However, several industries took on additional employees; forestry, fishing and related activities (64.3%), finance and insurance (55.4%), real estate and rental and leasing (56.3%), arts, entertainment and recreation (103.8%), accommodation and food services (37.9%), other services (7.4%), federal government (civilian) (10.5%), and local government (32.3%). Overall the labor force declined 10 percent between 2001 and 2014.

Industry	2001		2014		Percent Change
	Number	Percent	Number	Percent	
Farm Employment	708	7.4%	658	7.6%	-7.1%
Forestry, Fishing, & related activities	42	0.4%	69	0.8%	64.3%
Mining, quarrying, and oil & gas extraction	(L)	(L)	(L)	(L)	(L)
Utilities	(D)	(D)	(D)	(D)	(D)
Construction	824	8.6%	720	8.3%	-12.6%
Manufacturing	2446	25.5%	677	7.8%	-72.3%
Wholesale Trade	(D)	(D)	(D)	(D)	(D)
Retail Trade	1055	11.0%	971	11.3%	-8.0%
Transportation and warehousing	155	1.6%	(D)	(D)	(D)
Information	63	0.7%	42	0.5%	-33.3%
Finance and insurance	186	1.9%	289	3.3%	55.4%
Real estate and rental and leasing	151	1.6%	236	2.7%	56.3%
Professional, scientific, and technical services	(D)	(D)	(D)	(D)	(D)
Management of companies and enterprises	(D)	(D)	(D)	(D)	(D)
Administrative and support and waste management and remediation services	305	3.2%	(D)	(D)	(D)
Educational services	(D)	(D)	(D)	(D)	(D)
Health care and social assistance	(D)	(D)	(D)	(D)	(D)
Arts, entertainment, and recreation	211	2.2%	430	5.0%	103.8%
Accommodation and food services	564	5.9%	778	9.0%	37.9%
Other service (except public administration)	593	6.2%	637	7.4%	7.4%
Federal government, civilian	172	1.8%	190	2.2%	10.5%
Military	88	0.9%	76	0.9%	-13.6%
State government	150	1.6%	69	0.8%	-54.0%
Local government	803	8.4%	1062	12.3%	32.3%
Total employment (number of jobs)	9585	100.0%	8630	100.0%	-10.0%

Source: U.S. Bureau of Economic Analysis









Data is not available per the following reasons:

(D) Not shown to avoid data disclosure of confidential information, but the estimates are included in totals.

(L) Less than 10 jobs, but the estimates are included in totals.

ZONING DISTRICTS

As described in § 125-6 of the Page County Zoning Ordinance, all land within the County is classified as being within one of the County's eight zoning districts:

	P-R (Park-Recreation)
	W-C (Woodland Conservation)
	A-1 (Agriculture)
	R (Residential)
	C-1 (Commercial)
	I-1 (Industrial)
	A-F (Agricultural and Forestal)
	MHP-1 (Manufactured Home Parks)

“By-right” uses:

Each zoning district has a list of land uses which are permitted with no special approval being required. These uses are referred to as “by-right” uses.

“Special permit or special use permit”:

Each zoning district also has a separate list of uses which require review and recommendation of a permit by the Planning Commission. Once reviewed by the Planning Commission, the permit is forwarded to the Board of Supervisors for approval or denial. These uses are referred to as “special permit or special use permit.”

§ 125-2, *Application*, of the Page County Zoning Ordinance states:

“Uses not specifically identified as permitted in a zoning district either by-right or by special use permit shall be prohibited.”

Zoning districts are established in any given area to protect residents and landowners within the zone from intrusion by incompatible neighboring uses.

ZONING OFFICE MISSION

The mission of the Zoning Office is to provide and promote a safe and livable community.

ZONING OFFICE ENFORCEMENT

The Zoning Office is responsible for the following to ensure compliance with county regulations:

- Performing zoning inspections of permit applications.
- Reviewing all county business license applications.
- Processing annual trailer park permit applications.
- Processing applications for variances and appeals to the Board of Zoning Appeals.
- Processing applications for rezoning and special use permits to the Planning Commission and Board of Supervisors.
- Prepare ordinance amendments to the Board of Supervisors.
- Review of deeds for land divisions pursuant to the Subdivision of Land Ordinance.
- Review and maintenance of the Stonyman Agricultural/Forestral district.
- Investigate complaints and violations.

The Zoning Office is responsible for the interpretation and enforcement of the following Page County Codes:

- Chapter 55 Festivals
- Chapter 80 Nuisances
- Chapter 100 Subdivision of Land
- Chapter 109 Trailers and Manufactured and Mobile Homes
- Chapter 125 Zoning
- Chapter 126 Airport Safety Zoning
- Chapter 128 Campgrounds

For additional information on the responsibilities of the Zoning Office, please contact the Planning & Community Development Office at (540) 743-1324 or email us at tcatterbuck@pagecounty.virginia.gov.

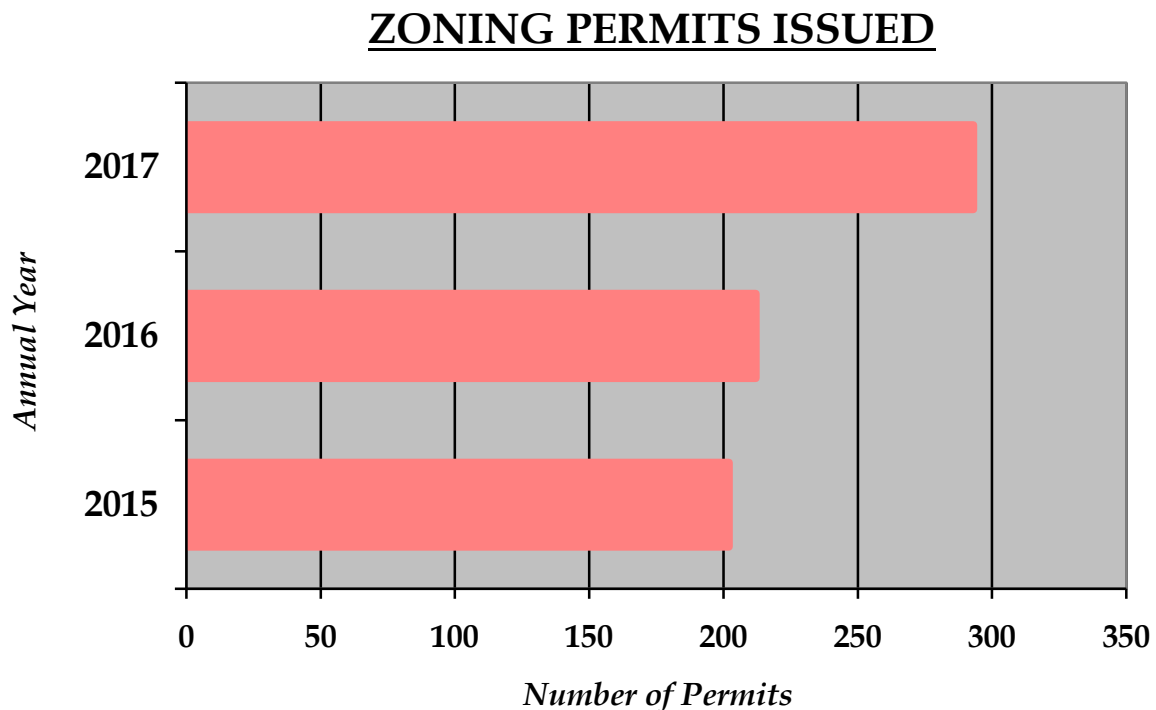
Our office is located at 103 South Court Street, Luray, Virginia, 22835. Office hours are Monday through Friday, 8:00 a.m. to 4:00 p.m. You may also visit us on the web at <http://www.pagecounty.virginia.gov/179/Planning-Community-Development>.

ZONING PERMITS

In accordance with § 125-50 of the Page County Zoning Ordinance, “No building, structure or sign shall be erected, constructed, moved, added to or structurally altered, nor shall land or structures be put to any use without a permit therefore issued by the Zoning Administrator.”

The data below reflects the number of zoning permits issued for the 2015, 2016, and 2017 annual years. As you will see, the number of zoning permits issued has steadily increased over the last few years.

<u>Type of Permit</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
Zoning	202	212	293



COMPLAINTS

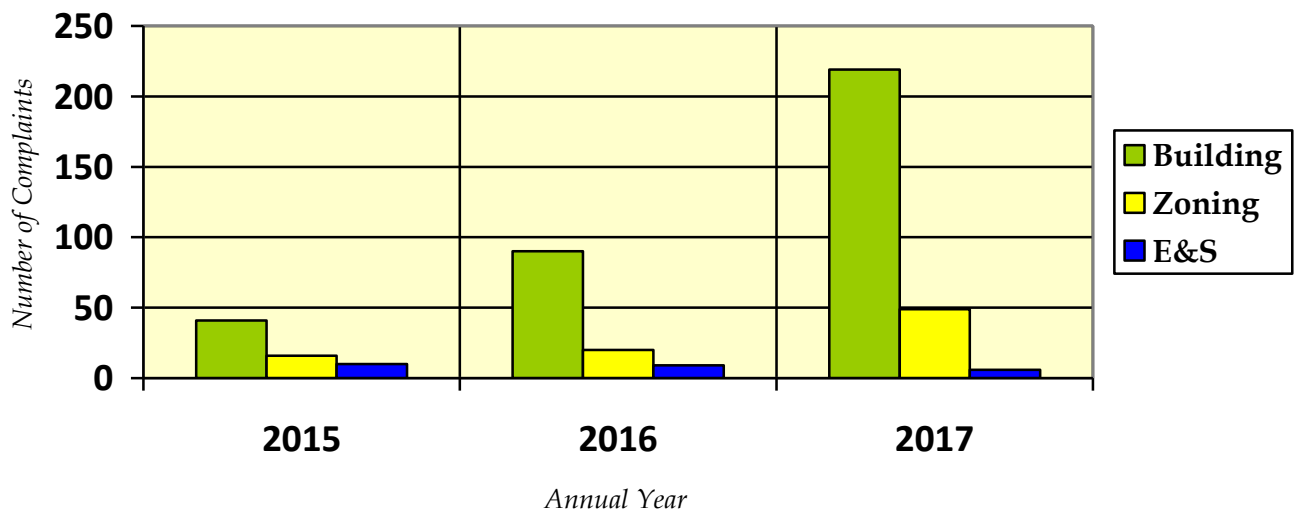
Zoning and Building code enforcement involves responding to inquiries and complaints concerning safety of structures, land use, and development. Within the department, staff receives numerous complaints ranging in nature from tenant/landlord issues to work being done without proper permits.

Formal complaints are logged, investigated, and appropriate enforcement action taken. The Zoning Administrator and Building Official will attempt to work with landowners to ensure compliance; however, some of the violations cannot be resolved due to lack of cooperation from the landowners, and criminal charges must be filed. From that point, resolution of the matter is determined through the court system.

The data below reflects the number of complaints received for the 2015, 2016, and 2017 annual years. In 2017, the number of building complaints more than doubled compared to the previous years due to stepped up code enforcement.

<u>Type of Complaint</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
Building	41	90	219
Zoning	16	20	49
Erosion & Sediment	10	9	6
<i>Total</i>	67	119	274

COMPLAINTS



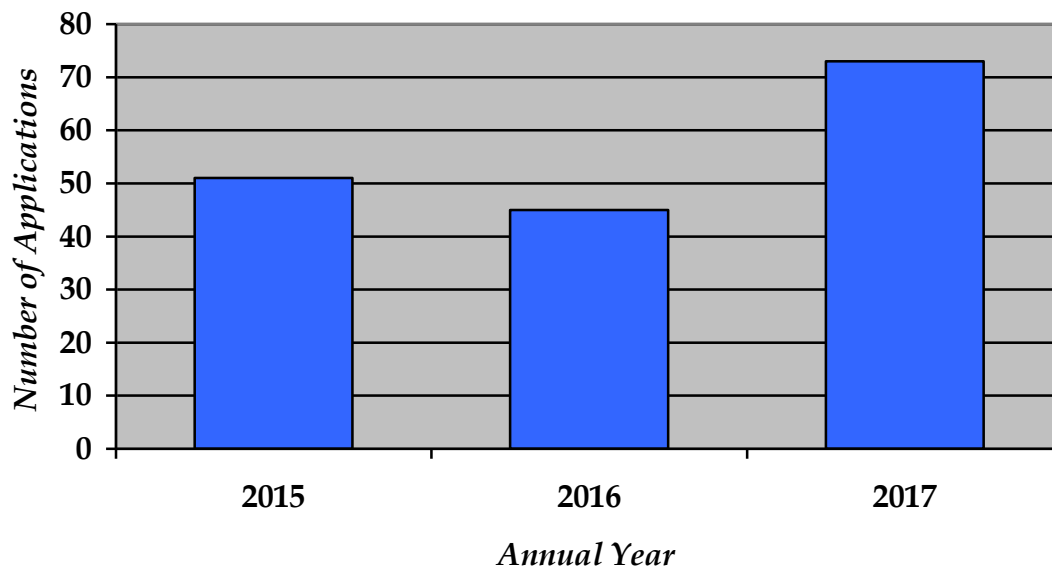
BUSINESS LICENSES

The Planning and Community Development Office reviews all initial applications for a county business license for compliance and enforcement of the Page County Zoning Ordinance and the Uniform Statewide Building Code. Dependent upon the type of business, the applications are also sent to the Virginia Department of Transportation to verify minimum site distances for entrances are met, and also to the Page County Health Department to ensure well and septic capability compliance.

The data below reflects the number of new business license applications processed for the 2015, 2016, and 2017 annual years. In 2015 we reviewed 51 new business license applications, and in 2016 we reviewed 45 applications. There was a 12% decrease in the number of applications processed in 2016. However, in 2017 we reviewed 73 new applications which resulted in a 62% increase compared to 2016.

<u>2015</u>	<u>2016</u>	<u>2017</u>
51	45	73

NEW BUSINESS LICENSE APPLICATIONS



VARIANCES AND APPEALS

The Board of Zoning Appeals (BZA) is a five member body recommended by the Board of Supervisors and appointed by the Circuit Court for a five-year term. The BZA hears and decides appeals on zoning cases and variances. In addition, the BZA is established to perform those duties as set forth in Virginia Code § 15.2-2309 and Page County Code § 125-56.

Variance requests typically deal with dwellings, additions, or accessory structures that cannot meet the minimum setback requirements required by the Zoning Ordinance. Appeals typically deal with disagreements in the interpretation of the Zoning Ordinance. Variances and appeals are the only legislative land use actions not handled by either the Planning Commission or Board of Supervisors.

The data below displays the **variance applications** that were applied for to the BZA in the 2017 annual year.

<u>Tax Map Number</u>	<u>Voting District</u>	<u>Zoning District</u>	<u>BZA Action</u>
71-1-1	4	A-1	Denied 1/17/17
33-A-70A	2	R	Approved 2/21/17
8-A-21	1	R	Approved 2/21/17
88A-1-A34	4	R	Approved 4/18/17
111-A-2	5	A-1	Approved 5/16/17
95-A-11B	5	A-1	Approved 6/20/17
44-A-38	2	W-C	Approved 11/21/17
63-A-314A	3	W-C	Approved 11/21/17

The data below reflects the number of **variance hearings** for the 2015, 2016, and 2017 annual years.

<u>2015</u>	<u>2016</u>	<u>2017</u>
6	4	8

The data below displays the **appeal applications** that were applied for to the BZA in the 2017 annual year.

<u>Tax Map Number</u>	<u>Voting District</u>	<u>Zoning District</u>	<u>BZA Action</u>
Multiple Lots	4	R	Affirmed ZA decision 7/7/17
52-A-39F	3	A-1	Overtaken ZA decision 12/19/17

The data below reflects the number of **appeal hearings** for the 2015, 2016, and 2017 annual years.

<u>2015</u>	<u>2016</u>	<u>2017</u>
1	0	2

REZONING AND SPECIAL USE PERMITS

The Zoning Office receives and processes all rezoning and special use permit applications. When a rezoning or special use permit application is received, the application is first introduced to the Planning Commission. If the commission agrees to proceed with the application, it is then scheduled for public hearing. Adjoining landowner notices are sent out pursuant to § 15.2-2204 of the Code of Virginia. At the public hearing, the Planning Commission hears public comments related to the request. Typically, at the end of the public hearing the commission will discuss and make a recommendation to either approve or deny the application onto the Board of Supervisors. In some cases, the application could be tabled for further review.

Once the recommendation is sent from the Planning Commission, the application is then introduced to the Board of Supervisors. If the Board agrees to proceed with the application, it is then scheduled for public hearing. Adjoining landowner notices are sent out pursuant to § 15.2-2204 of the Code of Virginia. At the public hearing, the Board hears public comments related to the request. Typically, at the end of the public hearing the Board will discuss and either approve or deny the application. In some cases, the application could be tabled for further review.

The data below displays the number of rezoning (REZ) and special use permit (SUP) applications processed for the 2017 annual year.

<u>REZ or SUP</u>	<u>Tax Map Number</u>	<u>Voting District</u>	<u>Zoning District</u>	<u>BOS Final Action Taken</u>
SUP	64-A-85	3	W-C (Venue)	Approved 2/21/17
REZ	50-A-9	4	A-1 to C-1	Approved 7/18/17
SUP	24-A-106A	2	A-1 (Garage)	Approved 7/18/17
SUP	33-A-52A	2	A-1 (Catering Kitchen)	Approved 7/18/17
SUP	54-A-35	2	W-C (Campground)	Approved 7/25/17

The data below reflects the number of rezoning and special use permit applications processed for the 2015, 2016, and 2017 annual years.

<u>Permit Type</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
Rezoning Applications	1	0	1
Special Use Permit Applications	5	2	4

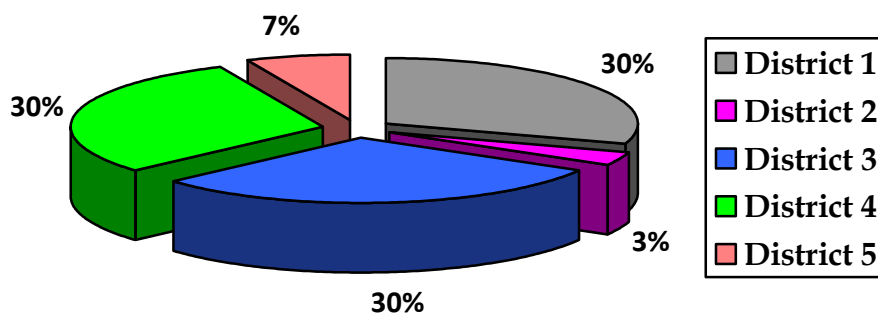
DIVISION OF LAND RECORDS

The Clerk of the Planning Commission (currently the Zoning Administrator) is responsible for reviewing all land divisions (prior to recording) for compliance with the Subdivision of Land Ordinance, Chapter 100, of the Page County Code.

The data below reflects the type and number of approved land divisions for the 2017 annual year.

Subdivision Type	District 1	District 2	District 3	District 4	District 5
Non-family division	6	0	4	5	2
Family division	1	1	1	5	1
Boundary Line Adjustment	11	1	13	8	1
Class A Subdivision	0	0	0	0	0
Class B Subdivision	0	0	0	0	0
Total	18	2	18	18	4

DISTRIBUTION OF DIVISIONS



The data below reflects the number of land divisions for the 2015, 2016, and 2017 annual years.

<u>2015</u>	<u>2016</u>	<u>2017</u>
79	62	60

ZONING ORDINANCE AMENDMENTS

The current Zoning Ordinance was originally adopted in 1989. Since then, numerous amendments have been made to the code. It is imperative to do annual reviews of the current ordinance to ensure it is kept up with today's industry and demand. Unfortunately, the yearly review process has not been maintained prior to 2017; which has resulted in "Band-Aid amendments" related to issues that have come up throughout the 2017 year.

It is the goal of staff in the upcoming year to begin a full review of the Zoning Ordinance. Any amendments to the ordinances are presented to the Planning Commission for review and discussion. A public hearing is held and citizens are notified pursuant to §15.2-2204 of the Code of Virginia. Typically, at the public hearing the commission will vote to recommend approval or denial to the Board of Supervisors. The proposed ordinance amendment is then presented to the Board of Supervisors for review and discussion. A public hearing is held and citizens are notified pursuant to §15.2-2204 of the Code of Virginia. Typically, at the public hearing the Board will vote to approve or deny the proposed ordinance amendment. In some cases, an amendment may be tabled for further review. A typical ordinance amendment may take 3-4 months to process.

The following were ordinance amendments presented to the Planning Commission and Board of Supervisors that were approved in 2017:

- ✓ Section 125-10 (*Agriculture*) of the Page County Zoning Ordinance
 - Revised the by-right and special use permit uses.
- ✓ Section 125-9 (*Woodland-Conservation*) of the Page County Zoning Ordinance
 - Revised the by-right and special use permit uses.
- ✓ Section 125-4 (*Definitions*) of the Page County Zoning Ordinance
 - Added definitions for "*Junk, Junkyard, Automobile Graveyard, and Visible.*"
- ✓ Section 125-2 (*Application*) of the Page County Zoning Ordinance
 - Added "*B. Uses not specifically identified as permitted in a zoning district either by right or by special use permit shall be prohibited.*"
- ✓ Section 125-4 (*Definitions*) and 125-30.21 (*Short-term tourist rentals*) of the Page County Zoning Ordinance
 - Added a definition for "Short-term tourist rental" and supplemental regulations.

COMMITTEE ACTIVITIES FOR 2017

Zoning Committee

For the majority of the year, the Zoning Committee worked on the current ordinance related to Agriculture uses in the Residential district, specifically focusing on the keeping of livestock and gardening. After many meetings, numerous drafts, and much discussion a draft was taken to the full commission for review. The amendment was taken to public hearing and the commission recommended approval to the Board of Supervisors.

When the amendment was presented to the Board of Supervisors, they expressed several concerns related to the proposed draft recommended by the commission. Therefore, a sub-committee was established by the Board to complete a further review. This matter is still pending in sub-committee at the time this report was prepared.

Subdivision Committee

The Subdivision Committee reviewed other localities ordinance related to the subdivision of land. They are considering minor changes related to Class A and B subdivisions. This committee is still ongoing.

Comprehensive Plan Committee

The Comp Plan committee has been reviewing the current comprehensive plan. They are working to update the data within the charts in the plan. This committee is still ongoing.

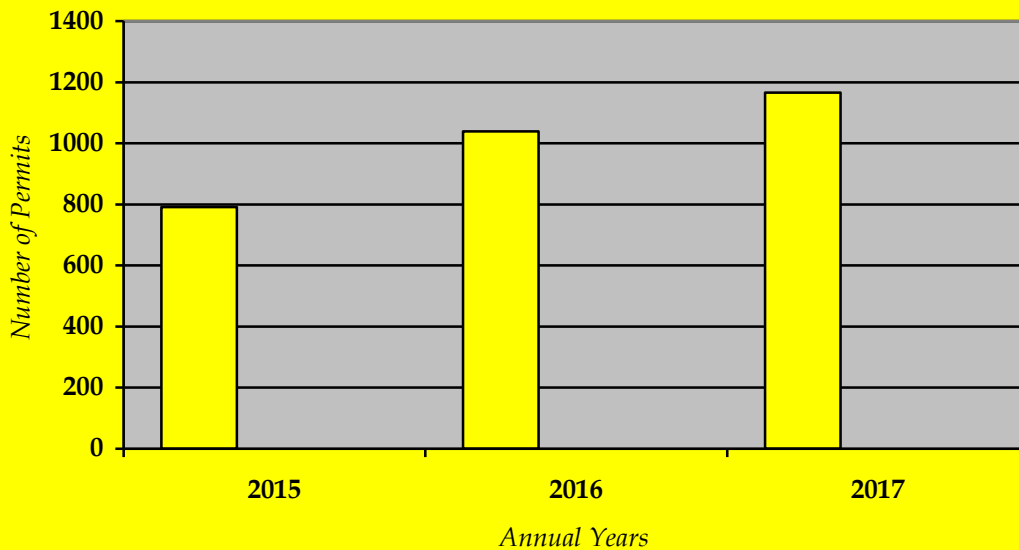


BUILDING & TRADE PERMITS

As you will see below, the total number of building and trade permits has steadily increased in the last few years. Hopefully, this trend will continue in the upcoming years.

Year	Building Permits	Electrical Permits	Mechanical Permits	Plumbing Permits	Plan Reviews	Total Permits
2015	275	290	118	108	4	791
2016	292	273	153	133	188	1,039
2017	375	336	167	133	155	1,166

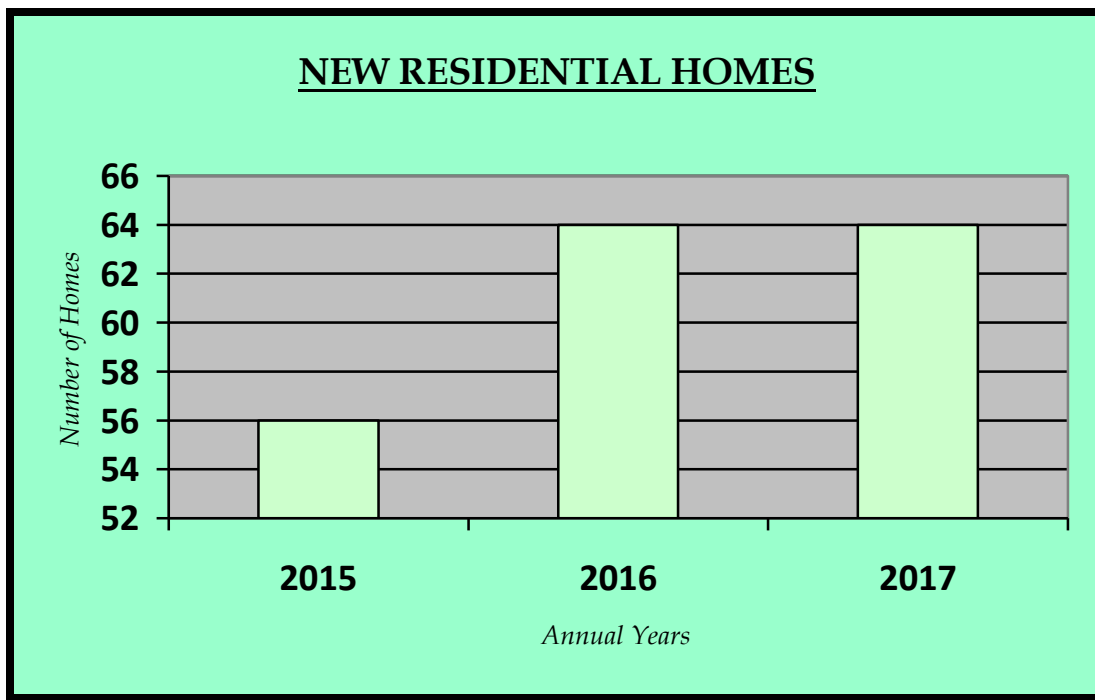
BUILDING & TRADE PERMITS ISSUED



NEW RESIDENTIAL UNITS

In 2017, there were a total of 64 new home permits issued. 50 out of the 64 permits were located in Page County with the remaining 14 being located within town limits. Out of the 50 new homes in the county, 36 were single family dwelling permits and 14 were manufactured/mobile home permits.

Year	Single Family	Multi-Family	Manufactured Housing	Total Units
2015	32	8	19	56
2016	46	1	17	64
2017	48	2	14	64



EROSION & SEDIMENT PERMITS

Year	In Lieu of agreement permits	Under 10,000 square foot permits	Over 10,000 square foot permits	Total Permits
2015	65	38	5	108
2016	86	14	2	102
2017	81	11	7	99

E&S PERMITS ISSUED

